

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**March 14<sup>th</sup>, 2018**  
*Agenda*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of February 28<sup>th</sup>, 2018 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, APRIL 10<sup>TH</sup>, 2018.**

3. **Final Decision** to allow an existing accessory building having an interior west side setback of 6.85 feet, where 7.3 feet is the minimum required. Property located at 160 East 63<sup>rd</sup> Street, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Nauj Perez Prieto and Adriana Susana Garcia**

4. **Final Decision** to allow a proposed accessory building having a distance separation of 17.7 feet to a proposed terrace, where 20 feet is the minimum required. Property located at 641 East 51<sup>st</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Juan A. Romero and Maritza Caballero**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MARCH 27<sup>TH</sup>, 2018.**

5. **Rezoning** from R-1 (One-Family District) to R-2 (One-and Two-Family Residential District) and variance permit to allow one duplex on each of the substandard lots (Lot 6 and 7) with 50 feet width and area of 5,000 square feet each; where 75 feet and 7,500 square feet are the minimum width and area required. On Lot 7 variance permit to allow the conversion of the existing residence into a duplex with 24.66 feet front setback, where 25 feet are required; 6.29 feet south side setback and 5.15 feet north side setback, where 7.5 feet is the minimum required on each side; 19.95 feet rear setback, where 25 feet are required; 42.72% lot coverage, where 30% is the minimum required and allow area of 941 square feet for rear unit, where 1,000 square feet is the minimum required. On lot 6 allow a new duplex with 5.1 feet side setbacks, where 7.5 feet is the minimum required; 20 feet rear setback, where 25 feet is the minimum required and 43.20% lot coverage, where 30% is the maximum allowed. Property located at 4811 East 9<sup>th</sup> Lane, Hialeah, zoned R-1 (One-Family District).

**Applicant: Cesar Fabal**

6. **Variance** permit to allow the redevelopment of the site with a 145-unit, 5-story apartment building with 93 units (64.13%) having less than 850 square feet, where 131 units (90%) shall have a minimum of 850 square feet; allow building frontage of 62% at the base of the building, where 100% is required; allow front setback for the middle of the building of 10 feet, where 22 feet is the minimum required; allow front setback for the cap of the building of 10 feet, where 34 feet is the minimum required; allow 213 parking spaces, where 327 parking spaces are required and allow residential uses at ground level where residential uses are allowed only above the ground level. Property located at 1050 East 9<sup>th</sup> Street, Hialeah, zoned M-1 (Industrial District), located within the Neighborhood Business District Gateways.

**Applicant: Lucky 62, LLC**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

7. Old Business.
8. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

**If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim**

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**record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**